

**VILLAGE OF BARRINGTON HILLS
PLAN COMMISSION MEETING
JANUARY 9, 2006**

The regular meeting of the Village of Barrington Hills Plan Commission was called to order at 7:30 p.m. by Chairman Bosworth.

Plan Commissioners Present: Kenneth Bosworth, Chairman

Peter Grande
Patrick Hennelly
Lou Anne Majewski
Joseph Messer
James O'Donnell
Thomas Roeser
David M. Stieper

Absent: Michael Schmechtig

The Attendance Sheet is attached and made part of these Minutes.

PREVIOUS MINUTES: Commissioner Hennelly made the motion, seconded by Commissioner Stieper, to approve the December 5th Minutes. After noting some typographical errors, the motion was approved unanimously by voice vote.

WAMBURG FAMILY (OLD HART ROAD) - SKETCH PLAN: Attorney Robert Best, representing the Wamburg family partnership, introduced Steve Albert, of Civil Design Group and engineer for this property. Mr. Best then gave Robert Kosin the signed affidavits attesting to receipt by the surrounding property owners of the meeting notice. Mr. Kosin also confirmed that it had been published in the local paper.

Mr. Best reviewed the history of this parcel, which consists of approximately seventy acres and is located west of Hart Road, north of Lake-Cook Road, south of the 600 Hart Road Office Complex and east of Old Hart Road. Of the seventy acres, as of 2002 approximately nineteen acres were located in Barrington and fifty one in Barrington Hills.

It was in 2002 that the Wamburg family approached both Barrington and Barrington Hills to disconnect and annex ("swap") 5.79 acres so as to adjust the boundary lines. Four commercial lots were approved for office development in the Village of Barrington. The former Uarco building as well as the parking lot had been previously demolished.

Mr. Best said that this is an environmentally sensitive piece of property, which included south and east tributaries of Flint Creek as well as its floodplain and wetlands. A conservation easement was adopted regarding the future use of this corridor of Flint

Creek. The corridor would be described on the plat as a conservation outlot, consisting of about fourteen acres which run through the center portion of the property and pursuant to the conservation easement, none of which will ever be developed.

Mr. Best presented a layout of the entire parcel, which showed all the lots in both Villages. There is a fifty foot conservation easement along the entire Old Hart Road frontage because of the large number of trees. The right-of-way of Old Hart Road will be dedicated to the Village. The lots along Old Hart Road were set aside for five single family residences, each five acres. Mr. Best described the 11.4 acres (Commercial Lot 5) in the northeast corner adjacent to 600 Hart Road Building which is in Barrington Hills and has Business Park Zoning. Any development of the property must come before the Plan Commission and the Village Board for preliminary and final site plan approval.

Prior to accepting the final plan, there will be the undertaking of an amendment to the conservation easement document to encompass the entire floodplain and wetland delineated on the property. The amendment must be approved by both the Villages of Barrington and Barrington Hills. The right-of-way dedication of Old Hart Road may be part of the same amendment.

Mr. Best said he distributed to the Plan Commissioner a copy of the intergovernmental agreement and declaration of conservation that would be administered by both Barrington and Barrington Hills.

Mr. Best said that the five residential lots along Old Hart Road would be changed in the intergovernmental agreement to four lots, because the southern most lot wouldn't support a septic field. Mr. Albert said they didn't pursue the five lots, because the one was marginal in terms of septic with two and a half acres buildable land. He reviewed the new configuration, indicating Lot 4 being the largest and more compatible by having a setback from the adjacent commercial lots along County Line Road. One issue of concern is location of the new driveways on the east side of Old Hart Road. The Commission questioned whether there could be buildings on Lots 1, 2, and 3 and parking beyond the first fifty feet of each lot as portions of that area would be used as part of the septic treatment system. They do not want them directly across from other driveways, but should still maintain at least 100 feet of visibility in either direction.

Mr. Albert described how the planning for the area had always focused on preserving and enhancing existing wetlands areas and the development by design will discharge clean storm water into the conservation area.

Mr. Albert believed the plan conforms with Village regulations. The conservation easement approximates the location of the wetlands which needs the approval of both the U.S.F&WS and the Army Corps of Engineers. Landscaping in this area requires about a 100 foot buffer around the wetlands with adequate prairie-like plantings.

There are no requirement issues for landscaping because there are no roads. Driveway locations must be determined. In regard to an equestrian easement, most likely none would be sought because there probably is no way horses can cross Flint Creek. The developer will meet with the Equestrian Commission about a dedicated spot to cross either Flint Creek or Old Hart Road.

Robert Kosin stated that engineering is required at preliminary plat for the Village Engineer to review.

Charles Milette, 46 Old Hart Road, questioned whether the four remaining lots on that road had sufficient buildable area. Mr. Kosin explained that according to zoning as long as the “unbuildable”, wetland type area is less than two and a half in acres, it can be included in the entire lot size computation as well as 33 feet of public right-of-way zoning. Chairman Bosworth confirmed that the plan is in compliance with the Zoning Ordinance and will be verified by the Village Engineer.

Mary Bradford White asked whether Barrington Hills and/or Barrington would be involved with any long-term monitoring of the conservations area. There is a requirement that a management plan of the Wamberg partnership be put in place. She asked if private owners would be responsible for similar natural features on their land. Mr. Best said they would have to maintain their property according to good conservation practices.

In response to enforcement, the responding Village would notify the Wamberg partnership or the then current easement holders, who would notify the owners. If that isn't done, the Village of Barrington Hills would have that authority. There are also a number of other federal agencies that could become involved as well as adjacent property owners. Mr. Kosin gave examples of the Village taking an active stance on noncompliance, citing instances in the past where the Village stepped in to enforce compliance.

Emily McCue of the Riding Club said that currently members are riding their horses down Old Hart Road and hoped that it would be included in this plan. Chairman Bosworth said he was looking forward to seeing something at the next stage with an equestrian easement in that area.

Village Engineer Todd Gordon wrote a letter to Chairman Bosworth January 4th regarding the sketch plan submittals, in which he furnished a list of issues that had not yet been met: (1) Additional topography survey information required beyond the project property lines; (2) Percolation tests, although already taken, were not witnessed by the Village; (3) Both Lake County Watershed Development Ordinance and Lake County Stormwater Management Commission must approve this proposal; (4) The sketch plan does not indicate that Old Hart Road will be dedicated to Barrington Hills as right-of-way on the final plat of subdivision; and (5) The driveway locations and culvert along Old

Hart Road need to be evaluated as well as identification of locations across the existing fifty foot conservation easement.

When Chairman Bosworth asked Mr. Kosin if a motion was in order, he made reference to a Special Service Area. Gerald Callaghan, Special Counsel, said it is a technique that enables the Village to collect a special tax from a specifically described property to fund infrastructure improvements, but only assessed if necessary. He believed the Board would not approve the final plat until the Special Service Area is established.

Motion: Commissioner Hennelly made the motion, seconded by Commissioner Grande, to approve recommendation of the Wamberg family property sketch plan, as long as it meets with the approval of the Village Engineer and that the developer meets with the Equestrian Commission to further discuss implementation of an equestrian easement along Old Hart Road. Motion carried unanimously by voice vote.

ABBEY WOODS (Harris Builders) - SKETCH PLAN: Nancy Harbottle, attorney for the applicant, came before the Plan Commission seeking approval of the preliminary plat for Abbey Woods. She identified the property as being at the northeast corner of Barrington and Palatine Roads. The property was proposed to be subdivided into 17 one and two acre lots. The density has received the approval of the Zoning Board of Appeals. Ms. Harbottle introduced the following: Mr. Evan Harris, John Whitney (real estate appraiser), and Jason Doland (engineer with W. E. Doland Engineering, Inc).

Mr. Doland reviewed the plan. The sanitary and water service would be from Barrington. The system would be dedicated to Barrington and they would be in charge of maintenance once the subdivision is in place.

A tree survey was also reviewed by Mr. Doland. Some trees would be removed where required by the internal roadway.

Mr. Harris said they received approval for the requested zoning, as the parcel is totally surrounded by at least one acre sites. Cited was the Sanctuary Villages to the northeast and east as well as a Harris Builders project that were one acre in size with homes valued from \$1.5 to \$2.5 million. He also cited property to the south that contained clustered homes, with four per acre. To the west is all forest preserve in Barrington Hills. The closest home in Barrington Hills to this site is two miles. The proposed Abbey Woods would be similar in design, with lots between one and two acres.

It will be proposed to have a model on site for sales. When asked if there would be any architectural review on the homes being built, Mr. Harris said it would be up to the builder and in this case there should be no concern based on the quality and diversity of homes they build. The theme for Abbey Woods will be "Country Manor – Old World architecture."

Retention ponds would be used in the upper portion, center, and southeast corner. All would be designed to capture water on site, directed into the retention ponds, then released into the wetland (Palatine Road Marsh). Mr. Doland went into further detail about their goals for addressing offsite water. The design would retain water with swales and retention ponds to reduce discharge, which ultimately will cross over Palatine Road in pipes filtering water into the marsh.

Todd Gordon as the Village Engineer reiterated the Village's concern about the quality and amount of stormwater runoff into the wetland.

Mr. Gordon said that based on a traffic study, access would be proposed via one access driveway off of Barrington Road. He was cautioned to allow sufficient space for school buses, emergency vehicles, and delivery trucks, as well as adequate site distance going onto Barrington Road. He talked about specifications for the proposed roads. He also noted that Lot 2 did not appear to meet average lot width. Mr. Harris said they have reviewed these concerns and will respond to the Village Engineer.

Chairman Bosworth asked Mr. Kosin about the Palatine Road Marsh. He replied that it was the Illinois Nature Preserve Commission which was the managing entity on behalf of the State of Illinois who owned the marsh. Early on in this proposal the Village notified the State for their comments. Their reply brought up concerns about preserving the marsh, addressing stormwater management as well as giving consideration to the use of a sewer and water system. Mr. Kosin said in November the ZBA approved the requested zoning.

Chairman Bosworth commented that approval consideration should highlight these special intergovernmental arrangements: (1) Barrington will establish and monitor the sewer/water system and require a Letter of Credit for improvements; (2) Regarding the governmental agreement, Barrington Hills will issue building permits and Barrington the sewer and water permits. Mr. Kosin cited how well it worked out with Barrington furnishing water to Barrington Hills' Paganica subdivision. He also thought some regulations were needed. In regards that approval would encourage more developers to seek this type of system as opposed to well and septic and allow for higher density, Chairman Bosworth wanted it clear that the use of Barrington's sewer and water was in order to protect the marsh, trees, and that the proposed subdivision would be remote and away from the main residential area.

Ms. Harbottle said the Equestrian Committee expressed no interest in trails because of the density of the lots.

Motion: Commissioner Stieper made the motion, seconded by Commissioner Hennelly, to approve the proposed Abbey Woods sketch plan. In a discussion of the motion, Chairman Bosworth asked that the motion also recognize the environmental nature of this property and that it is one of the reasons the Plan Commission is moving forward with this sketch plan, which allows for water and sewer to be supplied from Barrington in

connection with the preservation of the Palatine Road March. Motion carried unanimously by voice vote.

No further action was taken on this proposed subdivision.

TRUSTEE'S REPORT: Robert Kosin spoke on behalf of Trustee Knoop, advising that the Village accepted the enforcement of Grigsby Prairie easement and that the State of Illinois is initiating groundwater planning by the Illinois Department of Natural Resources as the lead agency.

There being no further business, the meeting was adjourned at 10:30 p.m. after being so moved and seconded.

Respectfully submitted,

Lou Anne Majewski
Recording Secretary